Scott. II-27—40,000—16-1-5

Public Works (1937) Dep

1809 SERIES.

G.O. No. 1810

DATED 4-9-37

[Despatch Abstract.]

193 ASST. SECRETARY TO GOVT. A Registered JUL 1937 2013 PUBLIC WORKS DEPT. 193 .

Subject.

Mangalore - North Reclamation Area - Leases - existing arrangement - alteration.

ENCLOSURES
No. one copy of letter
Spare copies .....

No. 909 Gl-X6 *Madras, dated* 5th Jul 193 7.

From (Name) W.F. Ruffle, Esq., Personal Assistant to the in Charge, Presidency Port Officer/ Madras,

To The Secretary to the Government of Madras,
Public Works (Marine) Department.

Sir,

pp9-11(63)

Government Memo.No.1517 Mar-1 dated 14-6-37.

With reference to paragraph 10 of the above memorandum I have the honour to forward herewith copy of letter from the Port Officer, Mangalore, on the above subject, No.340-4 dated 29-6-37, and to request that for the reasons stated therein, Government may be pleased to approve the proposal of the local Port Conservancy Board contained in its Minute No.VIII dated 27-2-1937.

I have the honour to be,
Sir,
Your most obedient Servant,

W. F. Ruffle 5/7

Personal Assistant to the
Presidency Port Officer-in-Charge.

From the Port Officer, Mangalore
To the Presidency Port Officer, Madras.
No. 340-4. dated 29th June 1937.

Mangalore - North Reclamation area- alteration in existing arrangements- Ref.- your Endt.No. [illegible] dated 23-6-1937

The North Reclamation is an area reclaimed at the cost of the Mangalore Landing & Shipping Fund but in the absence of a laid out scheme was leased out to parties on 6 years tenure in 1933 in accordance with the lease deeds in force at the time.

The purposes for which these lands are leased out is principally for erection of offices and Godowns.

In G.O.No.Ms.2940 dated 22-12-1936 Government sanctioned the leasing of plot for similar purposes on the South Reclamation for a tenure of 25 years with the option to renew for a further period of 25 years.

As the rent levied on lands of the North Reclamation is the same as the South Reclamation and the purposes for which such lands are required are identical the Port Conservancy Board considered (vide copy of Resolution attached) the lessees of land on the North Reclamation should also enjoy the privileges embodied in the G.O. cited.

Resolution No.VIII of the Port Conservancy Board, Mangalore, dated 27th February 1937.

Read G.O.No.2873 Public Works Department dated 14-12-36 regarding tenure and conditions for occupation by private persons of Port Land (postponed for consideration at this meeting as per Resolution No.VI of meeting held on 20-1-37.

"Resolved that the Government should be addressed that all leases on reclamation aras should be put on the same basis as has been done for the south reclamation in G.O.No. Ms.2940, P.W.D dated 22-12-36.

B

PW(mun)

OM. No. 2913 A/37-1 d 17.7.37

Port of mangalore - North reclamation area - Leases - DPO's letter No. 909 fl-6 d 5-7-37

The DPO is requested to report on the following points:

(1) What is the total area in the North Reclamation?

(2) Whether it has been parcelled out in suitable plots.

(3) What is the area set apart for roads drains and other communal amenities

(4) How many plots have been leased out - with their areas, their leases the dates from which their leases run, the dates on which under the present arrangements they are to be determined, & the rents fixed for each.

(5) What objection or inconvenience there is in the present leases ~~out~~ to fresh leases as for the South reclamation area being entered into on the determination of the existing leases.

4

How many plots remain for leasing out, & whether they may not be leased out now on the same terms for the South Reclamation area, with apart from the renewal of the leases of occupied plots later on, on the determination of the existing leases.

and what the Collector's views are in regard to the proposed arrangements.

2. It is presumed that if it is decided to apply for the terms of the leases of the South Reclamation area to the occupied plots in the North Reclamation area, the lessees have no objection to the premature determination of their existing leases & to the entering into the 25-year leases on the same terms as those of the South Reclamation leases.

M2
14.7.37.

15/7/37

15/7

To The P.P.O. Madras ✓

Copy to the Coll. of S Kanara with copy of the P.P.O's letter

15.7.37

5

1,002—16-2-37

ASST. SECRETARY TO GOVT. A 24 AUG 1937 PUBLIC WORKS

Received ..... 193 *Registered* 25-99 193

Subject.

Port of Mangalore - North Reclamation Area - Leases -

ENCLOSURES
No. one letter & one plan
Spare copies .....

No. 9099-10 *Madras, dated* 23rd August 1937.

From (Name) Captain, B. Gordon, R.I.N.,
Presidency Port Officer, Madras,

To The Secretary to the Government of Madras,
Public Works (Marine) Department.

Sir,

pp 3-4 ante

Government Memo.No.2013 A/37-1, Public Works Marine Department, dated 17-7-37.

I have the honour to forward herewith letter dated 5-8-37 from the Port Officer, Mangalore, received through the Collector of South Kanara, furnishing the particulars called for in the above memo.

pp 6 ante

I have the honour to be,
Sir,
Your most obedient servant,

23/8

Captain, R.I.N.,
Presidency Port Officer.

6

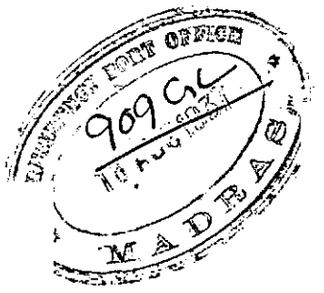
4,000—27-1-36

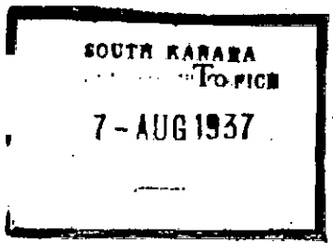
No. 340-6

Mangalore, PORT OFFICE,
5th August 19

From

THE PORT OFFICER,
MANGALORE.





The President Port Officer,
MADRAS.

Enclosures Through

The Collector of South Kanara.

(T) Subject:- Port of Mangalore - North reclamation area - leases - Your Endorsement No.909 G1-7 dated 21-7-1937 on Government Memorandum No. 2013 A/37-1 dated 17-7-1937.

Pop 3 Karnik

Submitted,

The particulars called for in the above are furnished below:-

1) The total area of the North Reclamation is 2 acres 76 cents.

(2) The area has been parcelled out in suitable plots vide plan in duplicate attached.

(3) The area set apart for roads, drains etc. are:-

(a) Road constructed along the North reclamation area connecting the main bunder road with the Municipal road at the north end, 896 ft. long by 20 ft. wide

(b) A road on the Eastern side of the cargo sheds - 165 ft. long by 30 ft. wide.

(c) Two platforms on the Western and Southern side of the cargo shed for stacking cargo.

(d) A space 36 ft. x 66 ft. adjoining the Municipal Cart Stand has been reserved for parking carts and carriages.

(e) A space 26 ft. x 20 ft. has been granted to the Municipality for constructing a latrine.

7

(4) The number of plots leased out and their areas etc. are:-

Name of lessee	Area in square feet.	Lease 6 years from	Lease expires on.	Rent per year.
1. Basti Devappa Shanbhogue.	2856	26-6-1933	25-6-1939	43- 8- 0 old rate
2. Canara Bank Ltd.	693.62	1-1-1934	31-12-'39	42- 0- 0
3. Mizar Annappa Anantha Pai.	1038.5	1-3-1934	28-2-1940	66- 0- 0
4. Ullal Ramnath Mallia.	2090	16-10-'32	15-10-'38	31- 8- 0 old rate
5. Trustees of the Jumma Mosque	784	19- 2-'34	18- 2-'40	48- 0- 0
6. Mizar Annappa Anantha Pai & Sons.	1452	1-3-1934	28-2-1940	90- 0- 0
7. Srinivas Appu Pai	1870	15-1-1934	14-1-1940	114- 0- 0
8. Maroor Ganapathi Ananth Pai.	1403	27-1-1934	26-1-1940	90- 0- 0
9. Haroon Haji Abdul Satar.	2165.5	12-1-1934	11-1-1940	132- 0- 0
10. Ullal Rama Rao	2044	7-11-'34	6-11-'40	126- 0- 0

Items 1 & 4 were leased prior to the issue of G.O.No.Ms.318, Finance (Marine) 1-8-1933 enhancing the rate of rent from Re.1-8-0 per 100 Sft. per year (2 as per 100 sq.ft. per month) to Rs.6/- per 100 Sq.ft. per year. On expiry of the present leases rent in these cases will be revised.

(5) There appears to be no objection or inconvenience if the present leases continue until the determination of the existing leases, The majority of the lessees are not in favour of premature determination of their existing leases.

(6) There are three plots on the North reclamation area described in the accompanying plan which could be leased out on the terms as for the South reclamation area to the under mentioned parties who are willing to enter into 25 years lease.

1 Mr. Basti Devappa Shanbhogue, - 34 ft. North and South by 24 ft. East and West or 816 sq.ft. at a rental of Rs.54 per year.

2. Canara Bank Ltd. - 53 ft. North and South by 23 ft. + 10 ft. ÷2 East and West or 874.5 sq.ft. at a rental of Rs.54 per year.

92 D

Pwd

Ports — Mangalore North Reclamation

area: Lease.

CRO 2599 A/37 — From the PWD No 909 SR-6 & 5-7-37.

pp 1-2 ✓

pp 3-4 ✓ — Do — do — 2013 A/37-1 & 17-7-37

pp 6-8 ✓ — From — do — 909 SR-10 & 23-8-37.

(C) — In GO No 2940 PWD. & 22-12-36, the Govt. approved the proposal of the PWD to lease plots in an area of 5.50 acres known as the South Reclamation area at the port of Mangalore for a period of 25 years, subject to certain conditions. In July last, the P.C. Bd, Mangalore, represented that the extent known as the North Reclamation, which was already leased to private parties for periods shorter than 25 years, might also be leased on the same conditions as those set out in GO No 2940 PWD & (C) 22-12-36.

pp 1-2 ✓

2. When asked to furnish particulars in regard to the extent of land leased already, the Con inconvenience felt by the present lessees to continue the existing leases, the extent of land that has not yet

pp 3-4 ✓

been leased, etc. the Port officer, Mangalore has reported that the majority of the lessees are not in favour of premature determination of their existing leases. and that there are only three plots of land that still remain to be leased. He therefore recommends that the existing leases may be continued for their full term, and then renewed for 25 years, and that the new plots may be leased for 25 years in accordance with the orders in G.O. 2940 P.W.D. dt 22.12.36. The ~~P.W.D. and the~~ Comm. of S. Kanara concurs in this ~~proposals~~ ~~in P.W.D.~~ although he does not say so.

The proposals may be approved.

A draft order is subd.

31.8.37.

31.8.37

31/8/37

1/9

M (P.W) 2/9

Cir 2-9-37

A 2/9/37

17/469

DRAFT FOR APPROVAL.

	Date.	Initials.
When received for fair copying		
When copied		
When examined		
When signed		
When despatched.		

SUBJECT :— Ports Marmagao North Reclamation area Lease of Port Land. Existing leases - Continuance. Fresh leases - appd.

READ AGAIN So 2940 PWD dated 22-12-36 (C) 19 .

" " 1742-11 " 25-8-37 (B) 19 .

READ *ALSO* :—

No. From the PWD, No 8-8-6 dated 5-7-1937 Mpl-2f

" " " 2013/37 17-7-1937 Mp 34"

" " do 2098-10 " 23-8-1937 Mp 6-8.

Order Ms. No. 1810, dated 4-9-1937.

It Govt direct that the existing leases of the lands in the North Reclamation area should be allowed to run their full terms and then renewed in accordance with the terms approved in Go No 2940 PWD dt 22-12-36 for the leases of plots in the North Reclamation area.

2 They also approve the proposal to lease to the following parties, the extent of land shown against them for a period of 25 years

13

on the terms approved in
G.O.No 2940 P.W.D dt 22.12.36 ©
Agreements should be entered
into with the lessees in the
form annexed to G.O.No
1742 P.W.D dt 25.8.37 (B)

Name of Party.	Extent of land
(1) Mr. Basti Devappa Shanbhogue	34 ft. North & South by 24 ft. East & West or 816 Sq.ft. at a rental of Rs 5/- per annum
(2) Canara Bank Ltd	53 ft. N&S by 23+10÷2 ft. E&W or 874.5 Sq.ft. at a rental of Rs 5/- per year
(3) Mr. Mirjar Annappa Ananthe Pai	33 ft. N&S by 8/2 ft. E&W or 132 Sq.ft. at a rental of Rs 1/2/- per annum.

Dy
30/8.
21.8.37

Jr/18/37 J

W
1/9

Home Board ✓
Exr of Mrs Acelo
" Coll of S. Kanara. ✓

Jr
1/9/37